

Wheatland County

Request for Decision

Regular Council Meeting

November 10, 2020

Report prepared by: Megan Williams



Bylaw 2020-33: Agricultural General to DC-3, Public Hearing, Second & Third Reading

Recommendation from Administration

Resolution 1: That Council undertake the Public Hearing for Bylaw 2020-33.

Resolution 2: That Council grant Second Reading of Bylaw 2020-33, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to amend Direct Control District 3 by including 'Communal Child Care' as a permitted use, making textual amendments to the Site and Special Regulations sections and redesignating an additional +/-318.54 acres within NW and NE 6-28-21-W4M to DC-3 as shown on the attached Schedule 'A' forming part of this Bylaw.

Resolution 3: That Council grant Third Reading of Bylaw 2020-33, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to amend Direct Control District 3 by including 'Communal Child Care' as a permitted use, making textual amendments to the Site and Special Regulations sections and redesignating an additional +/-318.54 acres within NW and NE 6-28-21-W4M to DC-3 as shown on the attached Schedule 'A' forming part of this Bylaw.

Chief Administrative Officer's Comments

N/A

Report

Division 6

The applicant originally submitted the redesignation application to facilitate more residential development. Since the submission of the redesignation application, they have obtained a development permit for a single family dwelling, as it fell under the definition for 'clustered farm dwelling'. There is the possibility of an application for multi-unit residential dwellings in the future. Staff is taking this opportunity to include other amendments to Direct Control District 3 that would benefit both Hutterite Colonies and clarify sections for future development permit applications.

Bylaw 2020-33 is proposing to amend Direct Control District 3 in a few ways. The first proposed amendment will include a definition for 'Communal Child Care' and add it as a permitted use. The second proposed amendment is to the density section clarifying how single family dwellings are to be considered in this land use district. The third amendment is to redesignate a second area in the County DC-3 by adding the legal locations NW-6-28-21-W4M and NE-6-28-21-W4M in the description.

The fourth amendment is to the special regulations, to clarify that no more than four industrial operations will be allowed in the NW and NE-6-28-21-W4 combined or in the NW-27 and NE-28-23-21-W4M combined.

Currently, there are no proposed industrial uses in the NW and NE 6-28-21-W4M. However, there is an existing development permit within these quarters for a mechanic shop, metal shop, carpenter shop, plumber shop, electrical, and truck wash that was designated as an 'accessory building' as it was being used exclusively for their personal use. One of the development permit conditions required approval from the development authority for any businesses being operated from this building. The Industrial, Light and Industrial, Medium uses would enable the Hutterite Colony to make an application to change the use from accessory to a business should they choose to do so.

Relevant Policies, Practices, and Legislation

South Saskatchewan Regional Plan
Regional Growth Management Strategy
Municipal Development Plan
Land Use Bylaw 2016-01

Alignment with the Strategic Plan

The South Saskatchewan Regional Plan, Regional Growth Management Strategy and Municipal Development Plan all aim to reduce fragmentation and conversion of agricultural land. By allowing an increased residential density to coincide with agricultural uses it decreases amount of agricultural land conversion and fragmentation. As per the aforementioned plans, servicing for residential developments are required to align with the relevant Municipal and Provincial policies and legislation. This development aligns with those policies and legislation.

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.
Option 2: THAT the proposed recommendation is not accepted/approved.
Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

If approved, Staff will notify the applicant and assist them with the development permit application as appropriate.

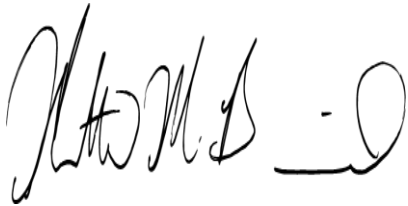
Report Approval Details

Document Title:	Bylaw 2020-33 PH, 2nd and 3rd Reading, AG to DC3.docx
Attachments:	<ul style="list-style-type: none">- Bylaw 2020-33 Direct Control District.pdf- Bylaw 2020-33 Comment summary.docx- Bylaw 2020-33 Map package.pdf
Final Approval Date:	Oct 23, 2020

This report and all of its attachments were approved and signed as outlined below:



Sherry Baers



Matthew Boscarol



Brian Henderson